



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** Mizrahi Pier

**Proposal Address:** 70 Cascade Key

**Proposal Description:** Shoreline Substantial Development Permit to install a dual jet-ski lift, a 12' x 6' grated platform lift, and a shoreline planting plan. Proposal also includes repair of an existing dock; consisting of repairing 13 wood piles and replacing solid wood decking with a fully-grated deck.

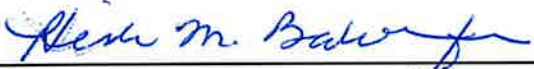
**File Number:** 18-130010-WG

**Applicant:** Ted Burns, Seaborn Pile Driving


**Decisions Included:** Shoreline Substantial Development Permit (Process II LUC 20.30R)

**Planner:** Peter Rosen, Senior Environmental Planner

**State Environmental Policy Act Threshold Determination:** **Determination of Non-Significance**

  
Elizabeth Stead, Environmental Coordinator  
Development Services Department

**Director's Decision:** **Approval with Conditions**  
Michael Brennan, Director  
Development Services Department

**By:**   
Elizabeth Stead, Land Use Director

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Date of Application: November 16, 2018

Notice of Application: November 29, 2018

Notice of Decision: May 30, 2019

Deadline for Appeal of Process II Administrative Decisions:

SEPA Determination: June 13, 2019

Shoreline Substantial Development Permit: June 21, 2019 (21 days following publication of a notice of decision and date Ecology receives the decision)

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For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of any Process II Administrative decision must be made by 5 p.m. on the date noted for appeal of the decision. Appeal of the SEPA Threshold Determination must be made to the City of Bellevue City Clerk's Office. Appeal of the Shoreline Substantial Development Permit must be made to the Washington State Shoreline Hearings Board (contact the project planner for more information on how to file an appeal with the Shoreline Hearings Board).

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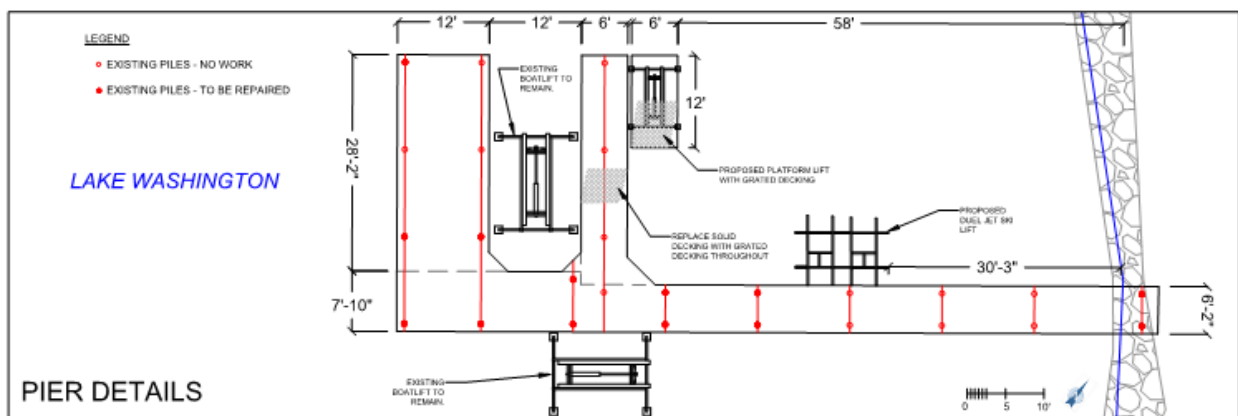
1. Project Plans – Attached

## I. Proposal Description

Applicant requests approval of a Shoreline Substantial Development Permit to install a dual jet-ski lift, a 12' x 6' grated platform lift, and a shoreline planting plan. Proposal also includes repair of an existing dock for an existing single-family residence on Lake Washington. The dock repair consists of repairing 13 wood pilings using a steel pile stub. The existing wood decking will be replaced with a fully-grated deck material. An existing safety handrail will be removed.

The proposed lifts require a Shoreline Substantial Development Permit and SEPA review because the total cost or fair market value of the proposed platform lift and dual jet ski lift exceed the exemption threshold of \$7,047.

**FIGURE 1 – LIFT AND DOCK PLAN**



## II. Site Description, Zoning, Land Use and Shoreline Environment and Functions

### A. Site Description

The project site is located at 70 Cascade Key in the Factoria subarea. The site is adjacent to Lake Washington and is developed with a single-family residence, which is setback approximately 65-75 feet from the rockery bulkhead fronting the lakeshore and the ordinary high-water mark (OHWM) of the lake. The rear yard facing the lake is landscaped with lawn and ornamental landscaping.

The existing U-shaped dock has an overwater coverage of approximately 1,422 SF. The dock length extends 94-feet, 3-inches from the OHWM. The dock walkway is 6-feet, 2-inches in width for the first 58 feet from the OHWM and then widens to 7-feet, 10-inches. There are two ells extending approximately 28 feet off the dock walkway.

There are two (2) existing boatlifts; one between the two ells and one adjacent to the south side of the pier. The existing boatlift on the south side of the pier encroaches into the 10-foot setback from the adjacent property. The existing boatlifts are proposed to remain in their current location.

**FIGURE 2 - SITE CONDITIONS**



**B. Zoning**

The property is zoned R-2.5, a single-family residential zoning district. Surrounding properties are also zoned R-2.5 and developed with single-family residences and docks. See Figure 3, Zoning Map. The proposed dock is an accessory use to the existing single-family residence and allowed in this zone.

**C. Land Use Context**

The property has a Comprehensive Plan Land Use Designation of SF-M (Single Family Medium Density). The project is consistent with this land use designation.

**FIGURE 3 - ZONING MAP**



#### **D. Shoreline Environment and Functions**

The site is in the *Shoreline Residential* shoreline environment designation. The purpose of the *Shoreline Residential* environment is to accommodate single or multifamily residential development and appurtenant structures. The *Shoreline Residential* designation is assigned to shorelands which are predominantly characterized by residential development or planned for residential development and exhibit moderate to low levels of ecological functions because of historic shoreline modification activities.

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996). Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

### **III. Consistency with Land Use Code Requirements:**

#### **A. Zoning District Dimensional Requirements:**

The site is located in the R-2.5 zoning district. Zoning dimensional standards do not apply to docks.



**B. Shoreline Master Program Requirements LUC 20.25E:**

*LUC 20.25E.065 Residential Shoreline Regulations*

*LUC 20.25E.065.H Residential Moorage (Overwater Structures)*

3. *General Requirements Applicable to all Residential Docks. The following standards apply to all development and repairs related to residential docks.*
  - a. *Dock Materials. Environmentally neutral materials approved by the Environmental Protection Agency for use in aquatic environments shall be used. No materials treated with known toxic preservatives is allowed. Dock materials shall not be treated with pentachlorophenol, creosote, chromate copper arsenate (CCA) or comparably toxic compounds. Preservative and surface treatments are limited to products approved for use in aquatic environments and must be applied according to label directions. Construction hardware that comes into contact with water either directly, or through precipitation that causes discharges either directly or indirectly into surface waters shall not be susceptible to dissolution by corrosion.*

Finding: Sheet A6.0 includes Best Management Practices (BMPs) Details to protect fish species during in-water work. The BMPs also address removing and properly disposing of removed piles to prevent toxic materials from entering the lake.

Dock materials must be approved for use in aquatic environments. The following note shall be added to the Building Permit:

*Dock Materials. Environmentally neutral materials approved by the Environmental Protection Agency for use in aquatic environments shall be used. No materials treated with known toxic preservatives is allowed. Dock materials shall not be treated with pentachlorophenol, creosote, chromate copper arsenate (CCA) or comparably toxic compounds. Preservative and surface treatments are limited to products approved for use in aquatic environments and must be applied according to label directions. Construction hardware that comes into contact with water either directly, or through precipitation that causes discharges either directly or indirectly into surface waters shall not be susceptible to dissolution by corrosion.*

**See Conditions of Approval in Section IX related to dock materials.**

- b. *Dock Lighting. Dock lighting for the purpose of illuminating the dock surface for safety is allowed when the illuminating fixtures are limited to the minimum height necessary above the dock surface, or screened to provide the intended function of walkway illumination, without allowing light emissions to spill outside of the dock surface.*

Finding: The plans do not specify or include dock lighting.

5. *Repair and Replacement of Existing Residential Docks. Existing legally- established residential docks may be repaired or replaced in the existing configuration and footprint, provided that the following requirements are met:*

Finding: Complies with standard. The proposal would not change the existing configuration or footprint of the existing dock. The existing dock is nonconforming

to current code standards for the maximum dock size and walkway width; however, repair is allowed to a nonconforming dock if no expansion or change to the dock configuration is proposed.

- a. *Materials used for dock repairs shall meet the requirements established in paragraph 20.25E.065.H.3.a;*

Finding: The plans indicate materials used for dock repairs will meet the standard requiring environmentally neutral materials approved for use in aquatic environments. A condition will require the code requirement to be added to Building Permit plans.

**See Conditions of Approval Section IX related to dock materials.**

- b. *Any decking that is replaced shall be grated to allow for light transmission;*

Finding: The pier decking and decking for the proposed platform lift will be grated to allow for light transmission.

- c. *Any piles that are replaced shall be the minimum diameter and at the maximum spacing feasible to support the dock configuration; and*

Finding: No piles are proposed to be replaced. The proposal would repair 13 existing wood piles, splicing a 10" steel pipe to the wood pile below the OHWM.

- d. *Projects that replace 75 percent or more of the support piles in the near shore area within a 5 year period shall meet the requirements applicable to reconfigured residential docks contained in LUC Chart 20.25E.065.H.4 of this section.*

Finding: No piles are proposed to be replaced.

6. *Boat and Watercraft Lifts. To reduce disturbance of the lake substrate, attached boatlifts and watercraft lifts are preferred over freestanding lifts. Lifts are limited in the number allowed and location:*

- a. *Number. The number of combined boat and watercraft lifts is limited to four per dock.*

Finding: Complies with standard. There are 2 existing boatlifts, proposed to remain. The proposal would add one (1) duel jet ski lift (which is a single lift frame) and one grated platform lift (12' x 6'). Platform lifts are considered a watercraft lift (20.25E.065.H.2.J).

- b. *Location. The landward stanchion of any boat or watercraft lift shall be located more than 30 feet waterward of OHWM or within 30 feet waterward of OHWM if located in at least 9 feet of water depth when measured from the OHWM unless otherwise approved by State or Federal Agencies pursuant to LUC*

*Chart 20.25E.065.H.4 Note 4.*

Finding: Complies with standard. The new dual jet ski lift would be located 30'-3" waterward of the OHWM. The platform lift would be located approximately 52 feet waterward of the OHWM.

- c. *Number of Lift Canopies Allowed. One fabric watercraft or boat lift canopy is allowed per single use dock. Two fabric watercraft or boat lift canopies are allowed per joint use dock. Canopy fabric shall be light-transmitting, unless alternative materials are approved by State or Federal Agencies pursuant to LUC Chart 20.25E.065.H.4 Note 4.*

Finding: No boat lift or watercraft lift canopies are proposed.

#### **IV. Public Notice and Comment**

<b>Date of Application:</b>	November 16, 2018
<b>Public Notice of Application:</b>	November 29, 2018
<b>Minimum Comment Period:</b>	December 28, 2018

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin. It was mailed to property owners within 500 feet of the project site.

A comment was received from Karen Walter of the Muckleshoot Indian Tribe questioning the plant selection of a Shore Pine because it doesn't provide the same riparian functions as other native conifer trees (Hemlock, Douglas fir, Red Cedar). The applicant replied that the proposed shoreline vegetation plan was developed to satisfy the National Marine Fisheries Service (NMFS) Integrated Restoration and Permitting Program (IRPP) and the Shore Pine was chosen from the approved IRPP plant list.

#### **V. Summary of Technical Reviews**

##### **Clearing and Grading:**

The Clearing and Grading Division and Utilities Division of the Development Services Department reviewed and approved the proposed development for compliance with the Clearing and Grading code and standards.

#### **VI. State Environmental Policy Act (SEPA)**

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist (Attachment 2) submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.



**A. Earth and Water**

The plans include a silt fence and temporary sediment curtain (Sheet A6.0) to address potential sedimentation impacts. The applicant will be required to obtain a clearing and grading permit and follow erosion and sediment control best management practices to prevent sediment impacts. **See Conditions of Approval in Section IX related to required construction permit.**

**B. Animals**

Lake Washington has documented Chinook and Coho salmon rearing habitat and the lake is used by juveniles for migration, although the lake itself does not provide spawning habitat. These fish species and their habitat will be protected during the project construction through the timing of in-water work. State and Federal permits will be required before construction may commence. All in-water work is required to occur within the construction window as established by state and federal agencies to minimize or avoid impacts to fish and wildlife. **See Conditions of Approval in Section IX related to State and Federal permits and construction windows.**

**C. Plants**

No native plants or other vegetation would be removed for the dock construction. The applicant has proposed shoreline planting with native tree and shrub species (approved by the U.S. Army Corps of Engineers), which will improve plant and habitat functions compared to current site conditions.

**VII. Decision Criteria**

**A. Shoreline Substantial Development Permit Decision Criteria - 20.25E.160.D**

The Director may approve or approve with modifications a Shoreline Substantial Development Permit if:

**1. The proposal is consistent with the policies and procedures of the Shoreline Management Act;**

Finding: As evaluated the proposal is consistent with applicable policies and procedures of the Shoreline Management Act (SMA). The SMA includes broad policies that give priority to uses that require a shoreline location and single-family residences are specifically identified as a preferred use. A goal also promotes public access and shoreline enjoyment opportunities. (RCW 90.58.020).

**2. The proposal is consistent with the provisions of Chapter 173-27 WAC;**

Finding: The proposal is consistent with applicable provisions of Chapter 173-27 WAC, Shoreline Management Permit and Enforcement Procedures.

**3. The proposal is consistent with the SMP;**

Finding: As evaluated in Section III of this report, the applicant has submitted project

plans that demonstrate the proposal's consistency with the policies and procedures of the Shoreline Management Program (SMP).

**4. The proposal will be served by adequate public facilities including streets, fire protection, and utilities;**

Finding: The site is currently served by adequate public facilities and the proposed dock repair would not impact existing public facilities.

**5. The proposal is consistent with the Bellevue Comprehensive Plan; and**

Finding: **City of Bellevue Comprehensive Plan POLICY SH-16.** *Discourage structures using materials which have significant adverse physical or chemical effects on water quality, vegetation, fish, and wildlife in or near the water.*

The proposed dock will be constructed with materials suitable for in-water construction and would not have an adverse effect on water quality, vegetation, fish, and wildlife in or near the water.

The dock is associated with a single family residential use and is for water dependent recreational activities.

**6. The proposal complies with applicable requirements of the Bellevue City Code.**

Finding: As identified in Section III of this report the applicant has submitted project plans that demonstrate the proposal's compliance with the applicable City of Bellevue Codes and Standards.

**VIII. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to install a dual jet-ski lift, a 12' x 6' grated platform lift, a shoreline planting plan. Approval also includes the repair of an existing dock consisting of repairing 13 wood pilings using a steel pile stub, replacing the existing wood decking with a fully-grated deck material and removal of an existing safety handrail.

Revisions to this approval shall be in accordance with LUC 20.25E.150.E.

**Note- Expiration of Approval:** In accordance with LUC 20.25E.250.C.2, a Shoreline Substantial Development Permit shall expire and is void two years from the effective date of the permit unless the applicant commences construction activity, or the applicant requests an extension of the shoreline permit.

In accordance with LUC 20.25E.250C.4 Final Expiration of Shoreline Permits. Permit authorization expires finally, despite commencement of construction, five years after the effective date of the relevant shoreline permit, unless the applicant has received an extension pursuant to subsection C.6 of this section.

**IX. Conditions of Approval**

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Utilities Code	Jason Felgar, 425-452-7851
Land Use Code- BCC 20.25E	Peter Rosen 425-452-5210

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

- 1. Construction Permit Approval:** Approval of this Shoreline Substantial Development Permit does not constitute an approval of a development permit. Construction permits must be submitted and approved prior to beginning construction. Plans submitted shall be consistent with the project plans and shoreline planting plan as permitted under this approval.

Authority: Land Use Code 20.25E

Reviewer: Peter Rosen, Development Services Department, Land Use

- 2. Dock Materials:** Dock materials must be approved for use in aquatic environments. The following note shall be added to the Building Permit application:

*Dock Materials. Environmentally neutral materials approved by the Environmental Protection Agency for use in aquatic environments shall be used. No materials treated with known toxic preservatives is allowed. Dock materials shall not be treated with pentachlorophenol, creosote, chromate copper arsenate (CCA) or comparably toxic compounds. Preservative and surface treatments are limited to products approved for use in aquatic environments and must be applied according to label directions. Construction hardware that comes into contact with water either directly, or through precipitation that causes discharges either directly or indirectly into surface waters shall not be susceptible to dissolution by corrosion.*

Authority: Land Use Code 20.25E.065.H.3.a

Reviewer: Peter Rosen, Development Services Department

- 3. State and Federal Permits Required:** Permits required from the Washington State Department of Fish and Wildlife (WDFW) and the U.S. Army Corps shall be obtained. All required permits and approvals must be received by the applicant and submitted to the City prior to issuance of construction permits.

Authority: Land Use Code 20.25E.250

Reviewer: Peter Rosen, Development Services Department

- 4. In-Water Work Window:** The applicant shall comply with the in-water work window as approved by the Washington State Department of Fish and Wildlife (WDFW). Any deviation from the approved schedule must be approved by WDFW and submitted to the City.

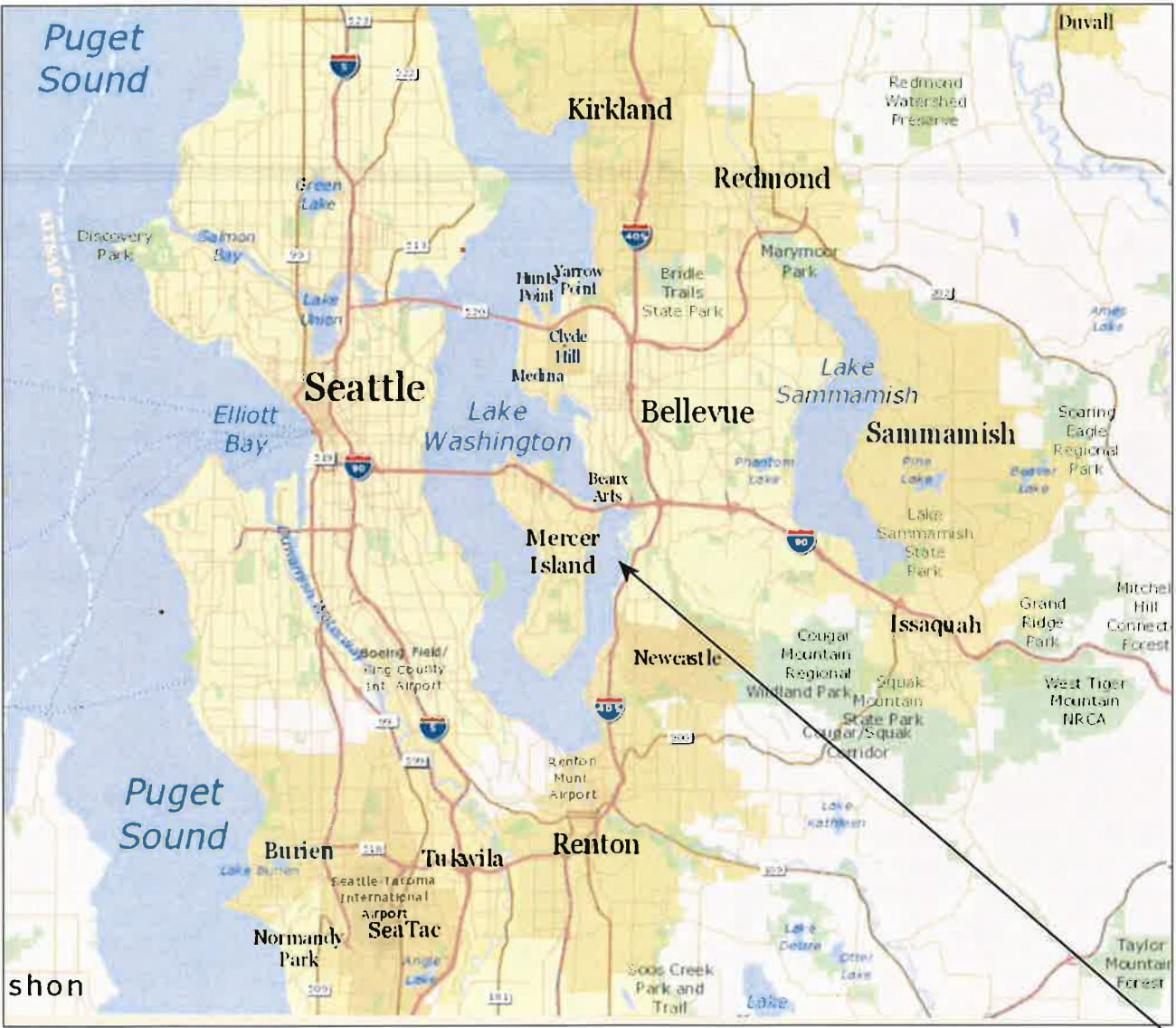
Authority: Land Use Code 20.25E.065.H

Reviewer: Peter Rosen, Development Services Department



# MIZRAHI PILE REPAIR


ATTACHMENT 1 - PROJECT PLANS



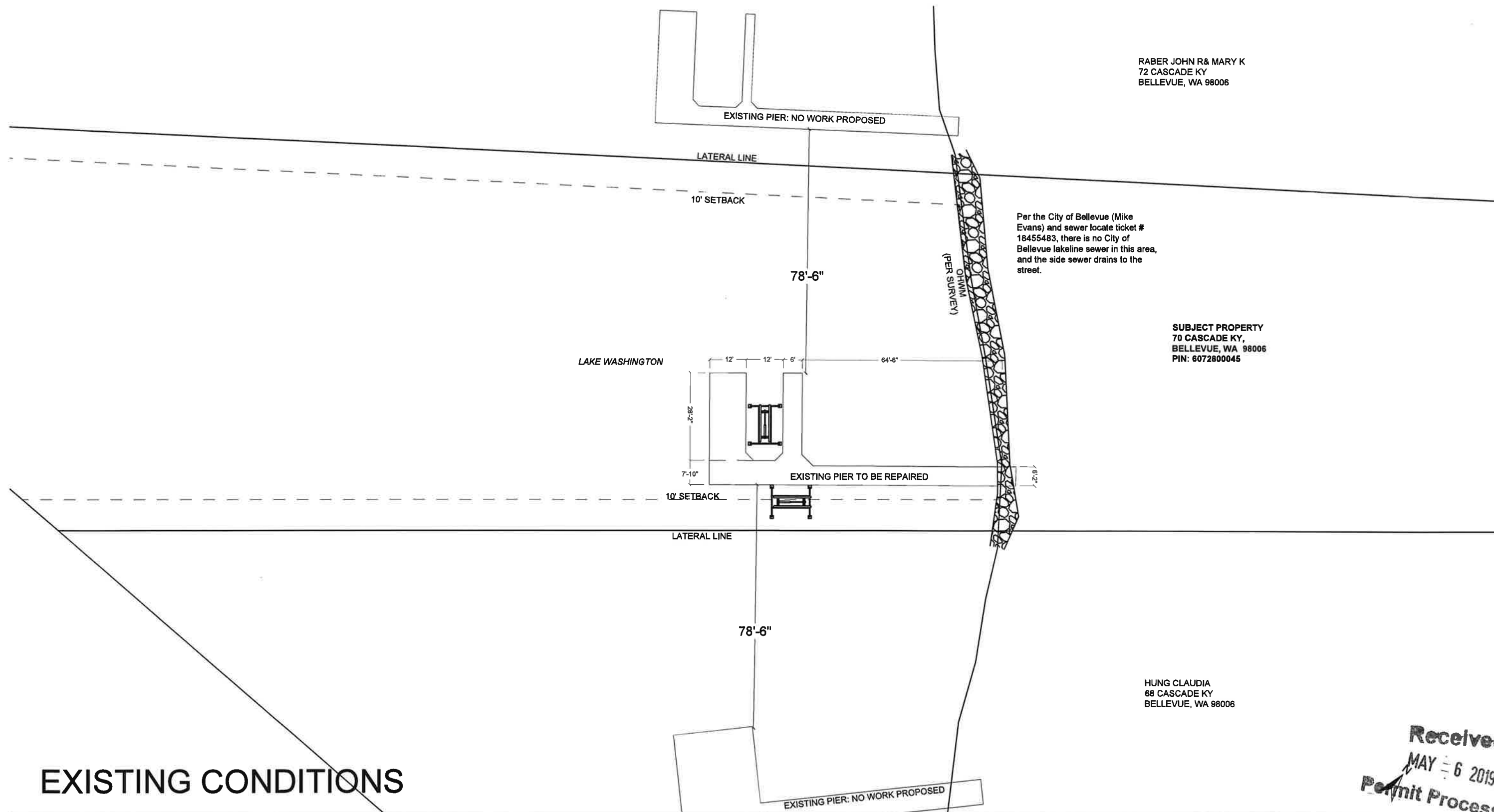
SUBJECT PROPERTY

PIN: 6072800045  
LEGAL DESCRIPTION: LOT 9, OF NEWPORT REVISED DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 61 OF PLATS, PAGE(S) 25 THROUGH 27, IN KING COUNTY WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Received  
MAY 6 2019  
Permit Processing

PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.		PROPOSED: Normal repair of an existing dock consisting of repairing (13) wood piles and installing a fully grated deck. Install a jet-ski lift and platform lift. Implement a shoreline vegetation plan.	
DATUM: CORPS OF ENGINEERS 1919 SE QUARTER OF SECTION 17, TOWNSHIP 24, RANGE 05 ADJACENT OWNERS: RABER JOHN R & MARY K 72 CASCADE KY BELLEVUE, WA 98006 HUNG CLAUDIA 68 CASCADE KY BELLEVUE, WA 98006	 PREPARED BY: JACOB BAWDEN OF SEABORN PILE DRIVING 9311 SE 36TH ST, SUITE 204 MERCER ISLAND, WA 98040 OFFICE: 206-236-1700 JACOB@SEABORNPILEDIVING.COM WWW.SEABORNPILEDIVING.COM	IN: LAKE WASHINGTON AT: 70 CASCADE KY, BELLEVUE, WA 98006 COUNTY: KING LAT: 47.57589 LONG: -122.24446 CREATED: 10/23/2018 REVISED: 2/22/2019	APPLICANT: JACOB BAWDEN SEABORN PILE DRIVING COMPANY 9311 SE 36th ST, SUITE 204 MERCER ISLAND, WA 98040
		SHEET A1.0	





RABER JOHN R & MARY K  
72 CASCADE KY  
BELLEVUE, WA 98006


Per the City of Bellevue (Mike  
Evans) and sewer locate ticket #  
18455483, there is no City of  
Bellevue lakeline sewer in this area,  
and the side sewer drains to the  
street.

SUBJECT PROPERTY  
70 CASCADE KY,  
BELLEVUE, WA 98006  
PIN: 6072800045

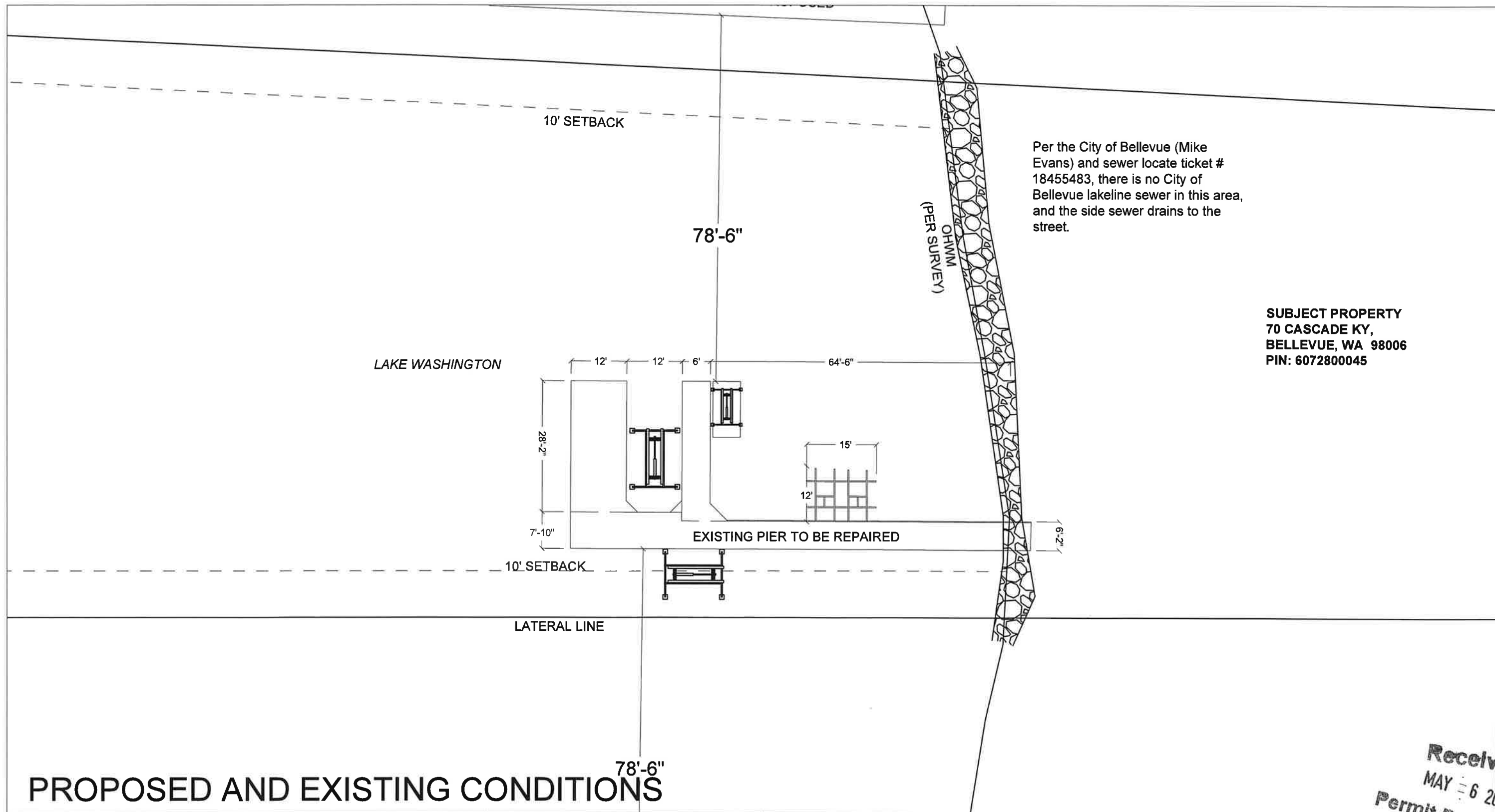
HUNG CLAUDIA  
68 CASCADE KY  
BELLEVUE, WA 98006

## EXISTING CONDITIONS

Received  
MAY 6 2019  
Permit Processing

PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.		PROPOSED: Normal repair of an existing dock consisting of repairing (13) wood piles and installing a fully grated deck. Install a jet-ski lift and platform lift. Implement a shoreline vegetation plan.	
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		SHEET A2.0	





Received  
MAY 6 2019  
Permit Processing

**PURPOSE:** The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.

PREPARED BY:  
JACOB BAWDEN  
OF SEABORN PILE DRIVING  
9311 SE 36TH ST, SUITE 204  
MERCER ISLAND, WA 98040  
OFFICE: 206-236-1700  
JACOB@SEABORNPILEDIVING.COM  
WWW.SEABORNPILEDIVING.COM



**PROPOSED:** Normal repair of an existing dock consisting of repairing (13) wood piles and installing a fully grated deck. Install a jet-ski lift and platform lift. Implement a shoreline vegetation plan.

**DATUM:** CORPS OF ENGINEERS 1919  
SE QUARTER OF SECTION 17, TOWNSHIP 24, RANGE 05  
**ADJACENT OWNERS:**  
RABER JOHN R & MARY K  
72 CASCADE KY  
BELLEVUE, WA 98006  
HUNG CLAUDIA  
68 CASCADE KY  
BELLEVUE, WA 98006

**IN:** LAKE WASHINGTON  
**AT:** 70 CASCADE KY, BELLEVUE, WA 98006  
**COUNTY:** KING  
**LAT:** 47.57589 **LONG:** -122.24446  
**CREATED:** 10/23/2018 **REVISED:** 2/22/2019

**APPLICANT:** JACOB BAWDEN  
SEABORN PILE DRIVING COMPANY  
9311 SE 36th ST, SUITE 204  
MERCER ISLAND, WA 98040

**SHEET**  
**A3.0**

LAKE WASHINGTON

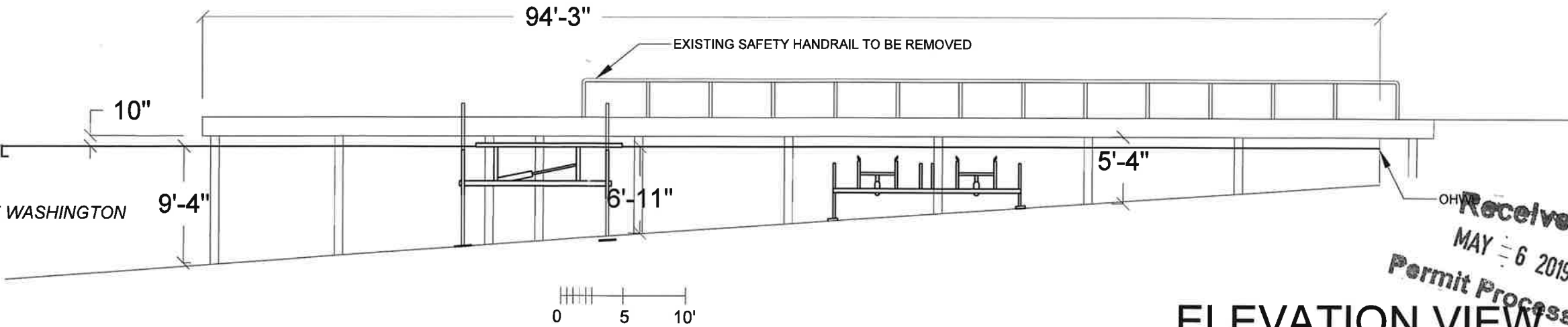
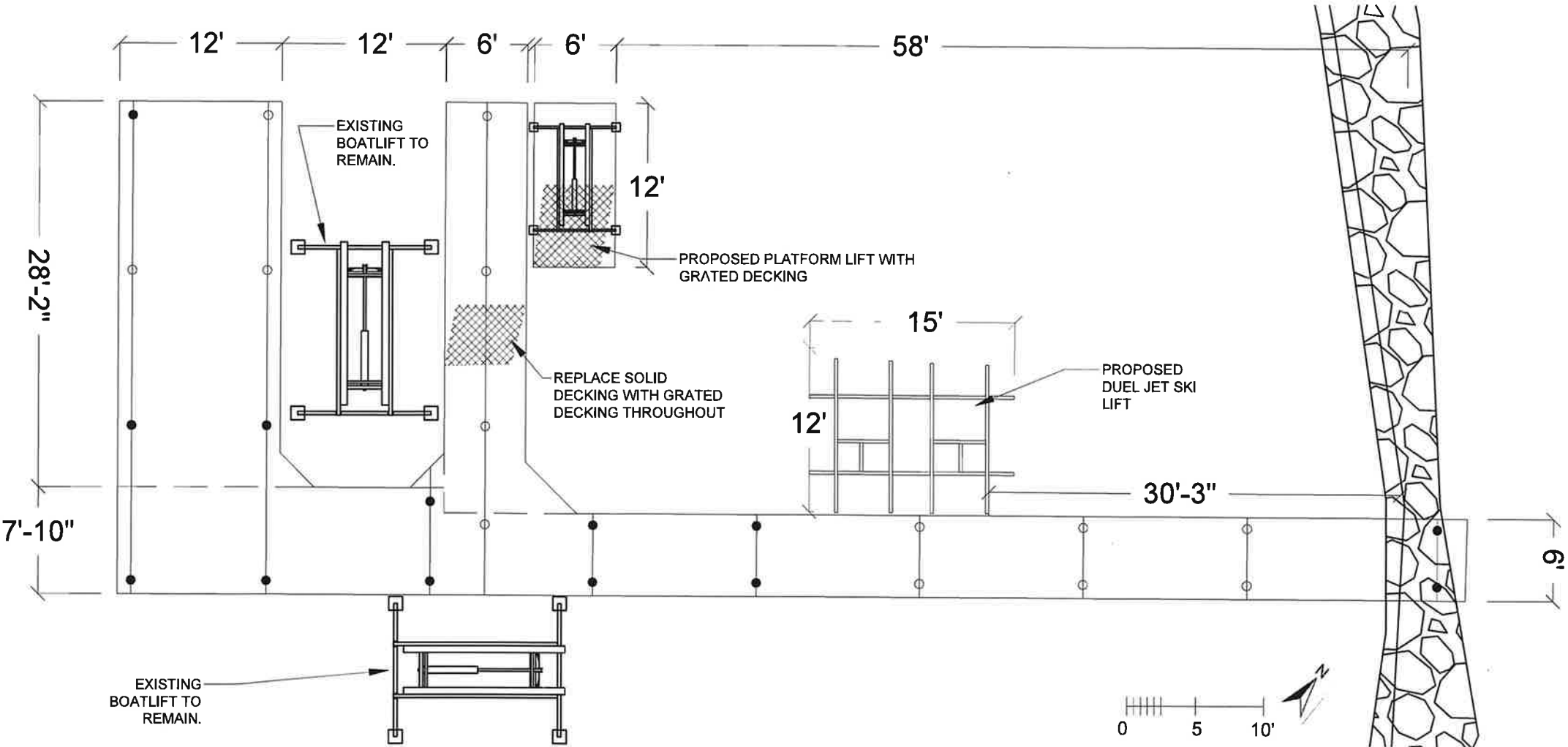
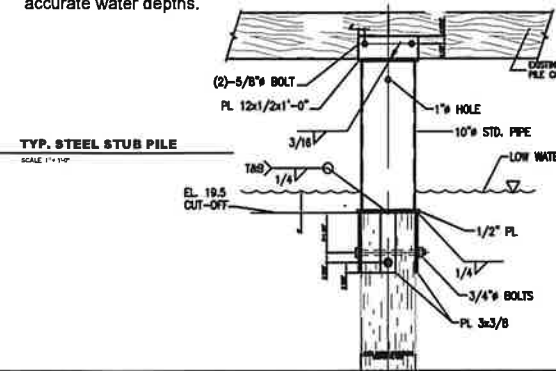
LEGEND

- EXISTING PILES - NO WORK
- EXISTING PILES - TO BE REPAIRED

Per the City of Bellevue (Mike Evans) and sewer locate ticket # 18455483, there is no City of Bellevue lakeline sewer in this area, and the side sewer drains to the street.

PIER DETAILS

- NOTES:
1. Pile stubs are Doug Fir #2 or better treated with ACZA per AWWPA UC5A and Best Management Practices including complete drying and curing of the treated wood prior to loading on the barge and transporting to the job site.
  2. Steel pile collars - ASTM A53 GrB with Devran 261QC low temperate cure epoxy (16 mils) finish coated full length.
  3. Structural Steel - All steel plates and beams will conform to ASTM A-53 grade B and either be poxy coated or galvanized to resist rust.
  4. Structural Lumber - All lumber will be graded and marked in conformance with WCLIB standard grading rules and will be wood pressure treated with ACZA. To be remeasured for accurate water depths.



ELEVATION VIEW

Received  
MAY 6 2019  
Permit Processing

PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.		PROPOSED: Normal repair of an existing dock consisting of repairing (13) wood piles and installing a fully grated deck. Install a jet-ski lift and platform lift. Implement a shoreline vegetation plan.	
DATUM: CORPS OF ENGINEERS 1919 SE QUARTER OF SECTION 17, TOWNSHIP 24, RANGE 05 ADJACENT OWNERS: RABER JOHN R & MARY K 72 CASCADE KY BELLEVUE, WA 98006 HUNG CLAUDIA 68 CASCADE KY BELLEVUE, WA 98006	PREPARED BY: JACOB BAWDEN OF SEABORN PILE DRIVING 9311 SE 36TH ST, SUITE 204 MERCER ISLAND, WA 98040 OFFICE: 206-236-1700 JACOB@SEABORNPILEDIVING.COM WWW.SEABORNPILEDIVING.COM	IN: LAKE WASHINGTON AT: 70 CASCADE KY, BELLEVUE, WA 98006 COUNTY: KING LAT: 47.57589 LONG: -122.24446 CREATED: 10/23/2018 REVISED: 2/22/2019	APPLICANT: JACOB BAWDEN SEABORN PILE DRIVING COMPANY 9311 SE 36th ST, SUITE 204 MERCER ISLAND, WA 98040
		SHEET A4.0	

LAKE WASHINGTON

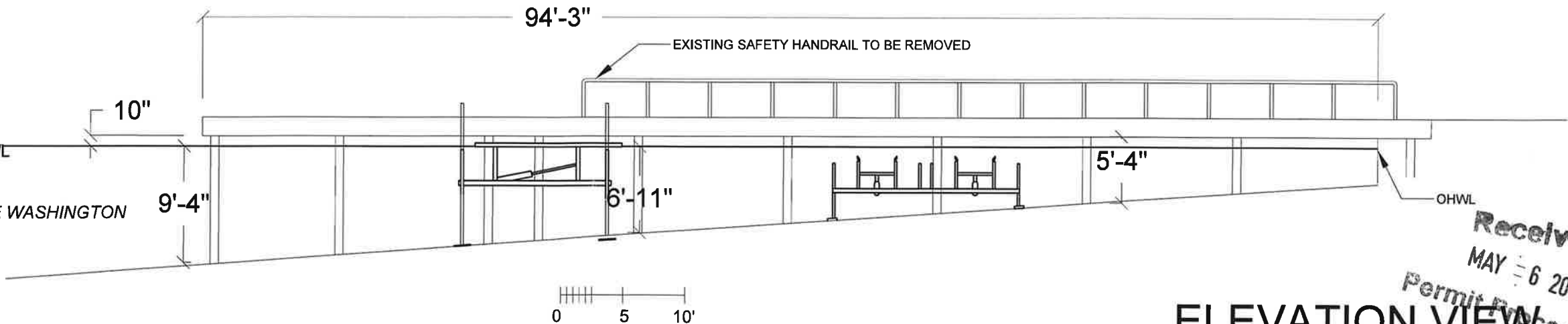
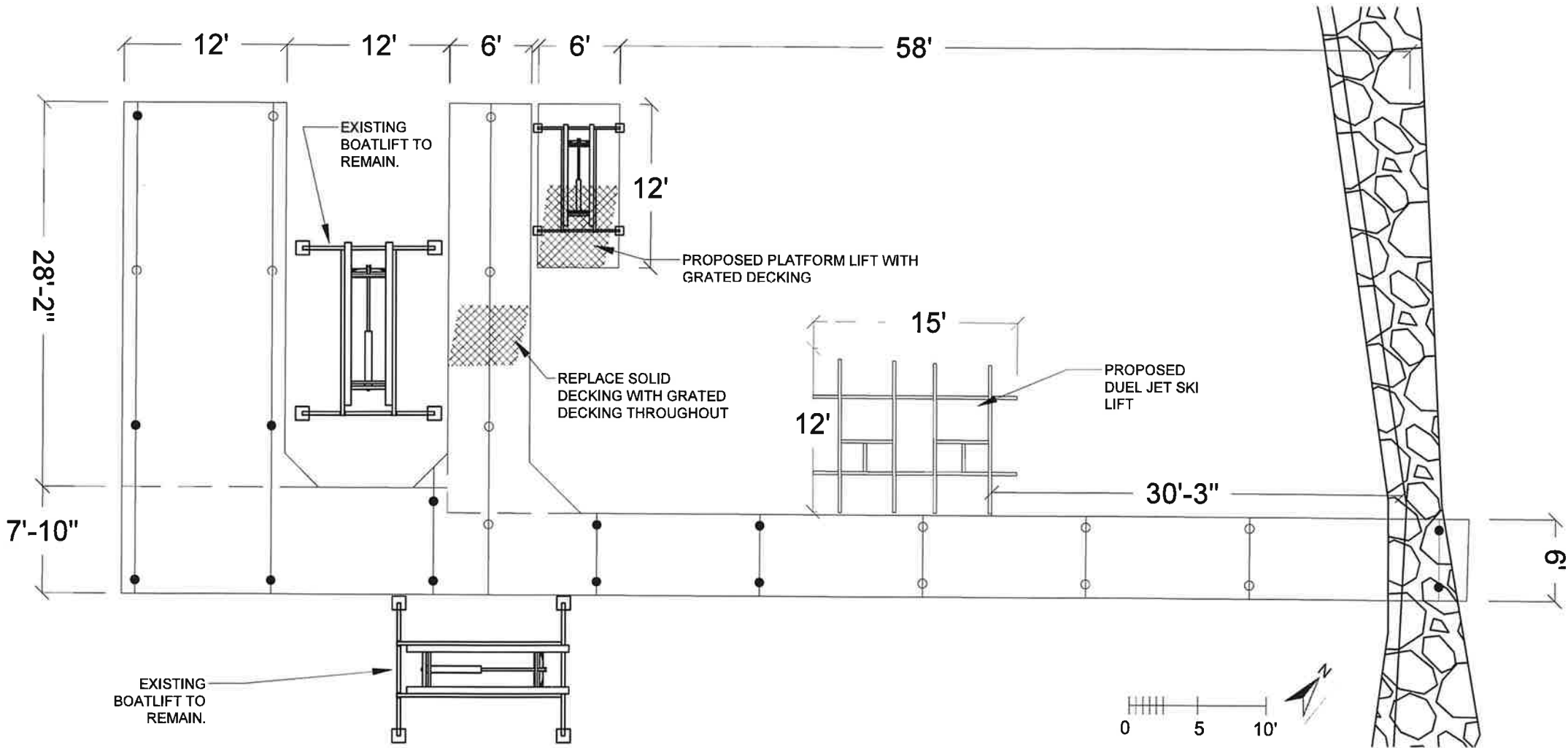
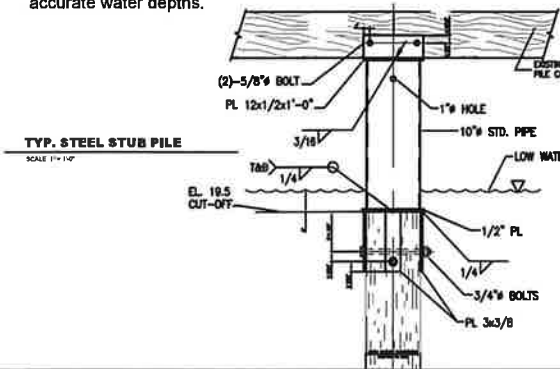
LEGEND

- EXISTING PILES - NO WORK
- EXISTING PILES - TO BE REPAIRED

Per the City of Bellevue (Mike Evans) and sewer locate ticket # 18455483, there is no City of Bellevue lakeline sewer in this area, and the side sewer drains to the street.

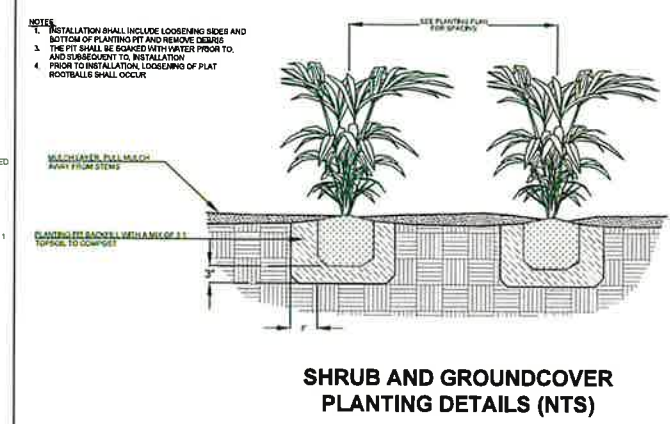
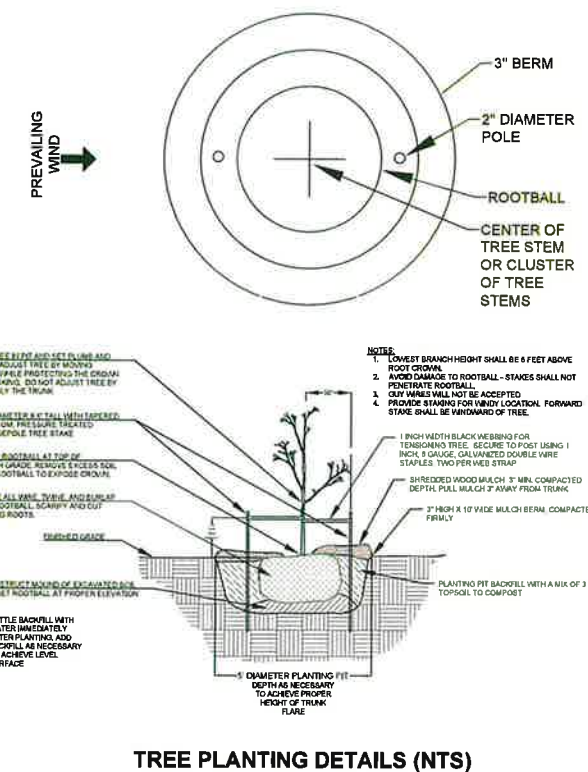
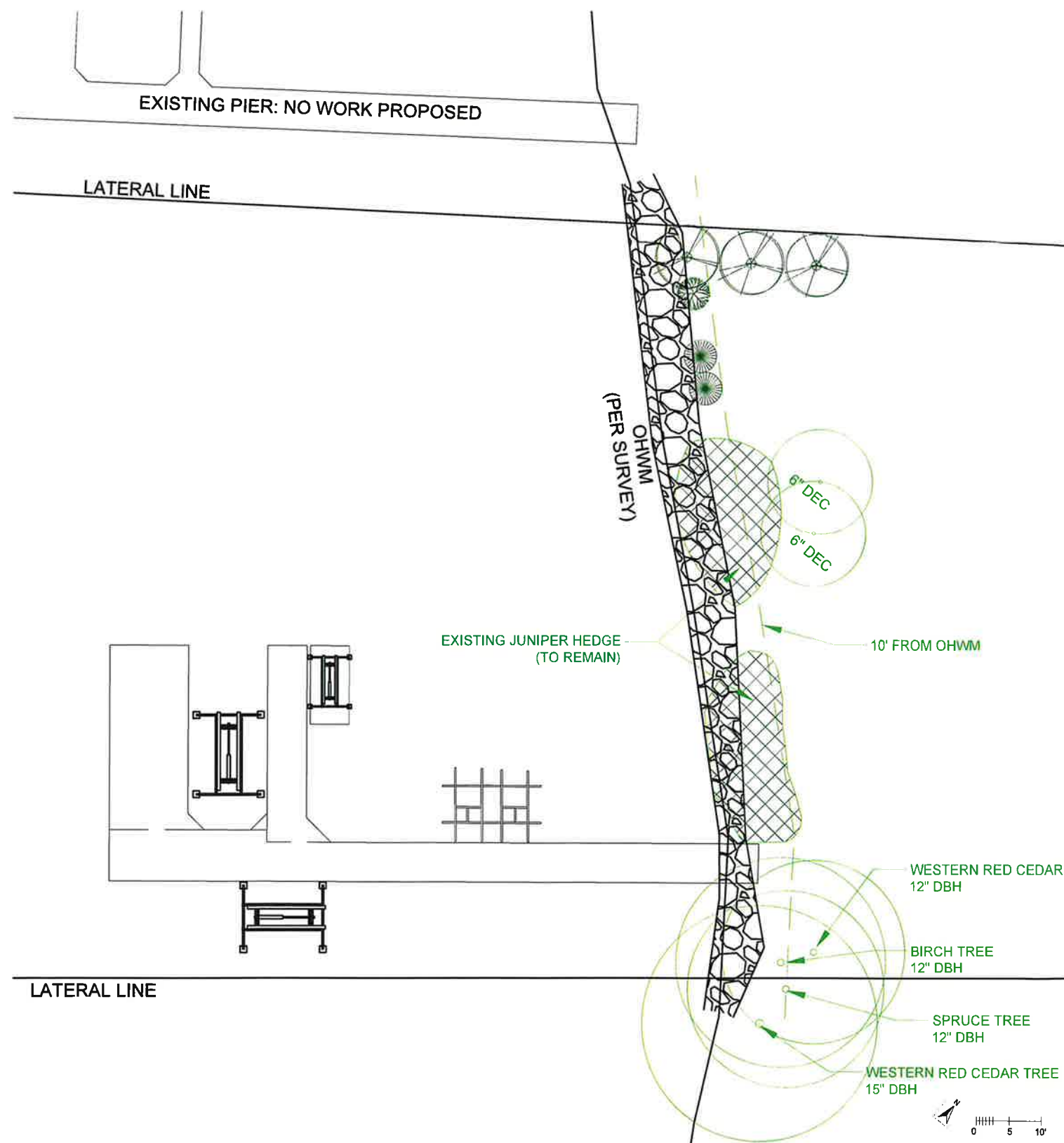
PIER DETAILS

- NOTES:
- 1. Pile stubs are Doug Fir #2 or better treated with ACZA per AWPB UC5A and Best Management Practices including complete drying and curing of the treated wood prior to loading on the barge and transporting to the job site.
  - 2. Steel pile collars - ASTM A53 GrB with Devran 261QC low temperate cure epoxy (16 mils) finish coated full length.
  - 3. Structural Steel - All steel plates and beams will conform to ASTM A-53 grade B and either be poxy coated or galvanized to resist rust.
  - 4. Structural Lumber - All lumber will be graded and marked in conformance with WCLIB standard grading rules and will be wood pressure treated with ACZA. To be remeasured for accurate water depths.



ELEVATION VIEW

PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.		PROPOSED: Normal repair of an existing dock consisting of repairing (13) wood piles and installing a fully grated deck. Install a jet-ski lift and platform lift. Implement a shoreline vegetation plan.	
DATUM: CORPS OF ENGINEERS 1919 SE QUARTER OF SECTION 17, TOWNSHIP 24, RANGE 05 ADJACENT OWNERS: RABER JOHN R & MARY K 72 CASCADE KY BELLEVUE, WA 98006 HUNG CLAUDIA 68 CASCADE KY BELLEVUE, WA 98006	PREPARED BY: JACOB BAWDEN OF SEABORN PILE DRIVING 9311 SE 36TH ST, SUITE 204 MERCER ISLAND, WA 98040 OFFICE: 206-236-1700 JACOB@SEABORNPILEDIVING.COM WWW.SEABORNPILEDIVING.COM	IN: LAKE WASHINGTON AT: 70 CASCADE KY, BELLEVUE, WA 98006 COUNTY: KING LAT: 47.57589 LONG: -122.24446 CREATED: 10/23/2018 REVISED: 2/22/2019	APPLICANT: JACOB BAWDEN SEABORN PILE DRIVING COMPANY 9311 SE 36th ST, SUITE 204 MERCER ISLAND, WA 98040
		SHEET A4.0	



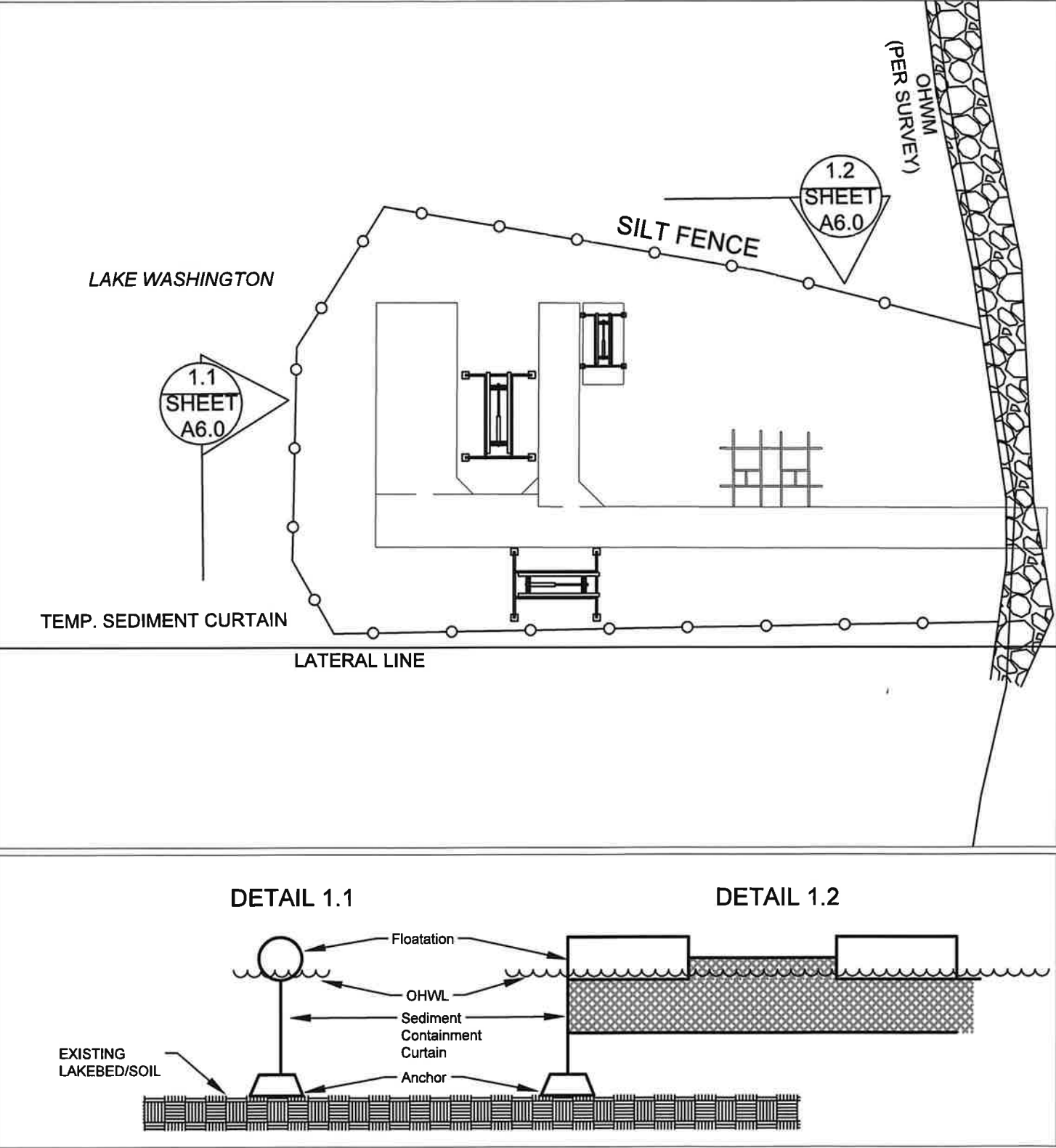
PROPOSED PLANTING SPECIES/QUANTITIES				
SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	Shore Pine	Pinus contorta v. contorta	3	3 ft
	Rosa nutkana	Nootka Rose	1	1 Gallon
	Philadelphus lewisii	Mock Orange	2	1 Gallon

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Shrubs are show, and shall be planted, at least five feet on center.  
Trees are show, and shall be planted, at least ten feet on center.

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		<b>IN:</b> LAKE WASHINGTON <b>AT:</b> 70 CASCADE KY, BELLEVUE, WA 98006 <b>COUNTY:</b> KING <b>LAT:</b> 47.57589 <b>LONG:</b> -122.24446 <b>CREATED:</b> 10/23/2018 <b>REVISED:</b> 2/22/2019	<b>SHEET A5.0</b>





BMP DETAILS

- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
  2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
  3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
  4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
  5. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.
- B. No contamination of the marine environment shall result from project-related activities.
1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
  2. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
  3. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
  4. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
  5. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
  6. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
  7. When removing piles and other similarly treated wood, containment booms must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
  8. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment booms.
  9. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
  10. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
  11. Construction staging (including stocking of materials, etc.) will occur on the supply barge.

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		<b>APPLICANT:</b> JACOB BAWDEN SEABORN PILE DRIVING COMPANY 9311 SE 36th ST, SUITE 204 MERCER ISLAND, WA 98040	<b>SHEET A6.0</b>